

Resolution 09-19

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF A PORTION OF PARCEL 101.04, MAP 033; WILLIAMSON COUNTY TAX MAPS BY THE TOWN OF NOLENSVILLE, TENNESSEE

WHEREAS, *Tennessee Code Annotated* Section 6-51-102 as amended requires that a plan of service be adopted by the governing body of a city prior to passage of an annexation ordinance; and,

WHEREAS, the proposed parcel of land being considered for annexation as part of a planned industrial park expansion lies just easterly of the corporate limits of the Town of Nolensville; and identified on the tax maps prepared for the Williamson County Property Assessor as being:

Map 033, Parcel 101.04; Said parcels including an area of
approximately 11.01 acres (or more), see Exhibit A, attached;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF NOLENSVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of Tennessee Code Annotated, Section 6-51-102, it is hereby recommended for adoption by the Board of Mayor and Aldermen, for the area bounded as described above, the following plan of service to inform interested residents and property owners in the area.

Location

The proposed annexation area is located east of the present corporate limits and Haley Industrial Park. The proposed annexation area is contiguous to the existing corporate limits and contains a total of 11.01 acres. The proposed annexation area encompasses the property currently owned by Christopher and Susan Errico, and is currently used for residential purposes. Exhibit A shows the general location of the proposed annexation area in relationship to the Town's current corporate boundaries.

Existing Land Use

Based upon information obtained from the Williamson County Property Appraiser, the annexed area contains mostly woodlands and one small residential building.

Provision of Services to the Annexed Area

I. Water Service

The entire area is located within the Nolensville/College Grove Utility District water service area. The Nolensville/College Grove Utility District has full responsibility for the expansion, operation and maintenance of their utility system. Water service is currently

provided to the Nolensville (Haley) Industrial Park properties and should be able to be extended to the proposed area to be annexed. The developer of Nolensville Industrial Park will be responsible for extending new water lines and installing fire hydrants in conformance with the rules and regulations of the appropriate utility and the Town of Nolensville at the time of construction.

II. Sewer Service

The entire area is located within the Metro Nashville sewer service area. Metro Nashville has full responsibility for the expansion, operation and maintenance of their utility system. The developers of these properties will be required to work with the Metro Nashville sewer department to coordinate the provision of sewer to this area and install the necessary sewer lines.

III. Police Protection

This area is currently served by the Williamson County Sheriff's Department. Upon annexation, the Town's existing police force will be required to patrol and respond to this area. Regular patrolling, radio responses to calls and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation and the town will provide a level of service comparable to other developed areas in the Town.

IV. Fire Protection

This area is currently served by the Nolensville Volunteer Fire Department and will continue to be served upon annexation. No additional manpower or equipment is anticipated to be needed with this phase of annexation. Fire protection by the present personnel and the equipment of the firefighting force, within the standard limitations of available water and distances from existing fire stations, will be provided on the effective date of annexation. All residences and property to be served in the annexed area are within 5 miles of the fire station.

V. Emergency Medical Services

No additional services or cost anticipated.

VI. Parks and Recreation

This area is currently served by the Williamson County Parks and Recreation Department, as is the current Town corporate limits. No additional park facilities are anticipated due to this area being annexed.

VII. Road Maintenance

Routine road maintenance service (paving, pot-hole repair, striping, signs, mowing and snow removal) will begin in the annexed area on the effective date of annexation for all

existing roads that are officially accepted and maintained by the Town in a manner consistent with current service delivery in the Town limits. Refuse collection will continue to be provided by private haulers in a manner consistent with collection inside the Town limits.

VIII. Planning and Codes Oversight

All planning, zoning and development regulations of the Town will extend to the annexed area on the effective date of annexation. Existing personnel will handle oversight and enforcement of existing regulations.

IX. Subdivision Plan Approvals & Future Zoning of Area

The development of public improvements in any new subdivision in the area will occur at developer expense in accordance with the current Town subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance with Town policies. On the effective date of annexation, the installation of new streets, curb and gutter sections, storm drainage facilities, street lighting, underground electrical service and other public improvements in subdivisions (or new sections thereof) authorized by the Nolensville Planning Commission will be carried out by the developer at his expense using the Town's current subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance to Town policies.

The subject property shall be zoned OI – Office Industrial for the larger portion of approximately 10 acres and SR – Suburban for the 50' wide strip connecting to Kidd Road, and the zoning map will be amended as of the effective date of the ordinance approving this annexation.

X. Code Enforcement

All inspection services now provided by the Town (building, plumbing, mechanical, gas, and other municipal codes and ordinances) will begin in the area for all new structures with permits issued by the Town after the effective date of annexation.

XI. Public Library

Residents of the annexed area, if any, will have full access to the Williamson County Library located on Oldham Road. The library continues to place a high priority on expanding the number of collection items available to patrons.

XII. Revenues (Taxes and Fees)

The Primary sources of revenues that will be used to pay for the expanded services include property taxes, in addition to commercial building permit, adequate facilities tax and

impact fee for new construction. The annual tax bill for a \$500,000 commercial business is estimated to be \$75.00 under the current Town tax rate of \$.06 cents per \$100 of assessed value.

XIII. Natural Gas

Gas service within the Town is provided by Atmos Energy under a franchise agreement with the Town. The extension of gas service into the annexed areas will be done under the policies established by the gas company, in accordance with the Franchise agreement.

XIV. Electric Service

The area to be annexed will continue to receive electric service from Middle Tennessee Electric Cooperative.

XV. Refuse Collection

The Town currently does not provide refuse service for existing residents and therefore cannot extend these services to the newly annexed areas. Property owners will continue to utilize private hauling services.

XVI. Street Lighting

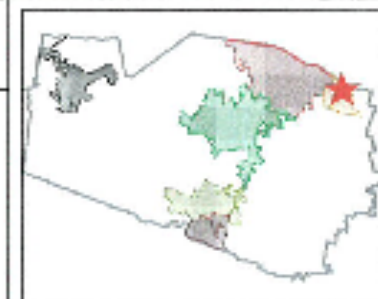
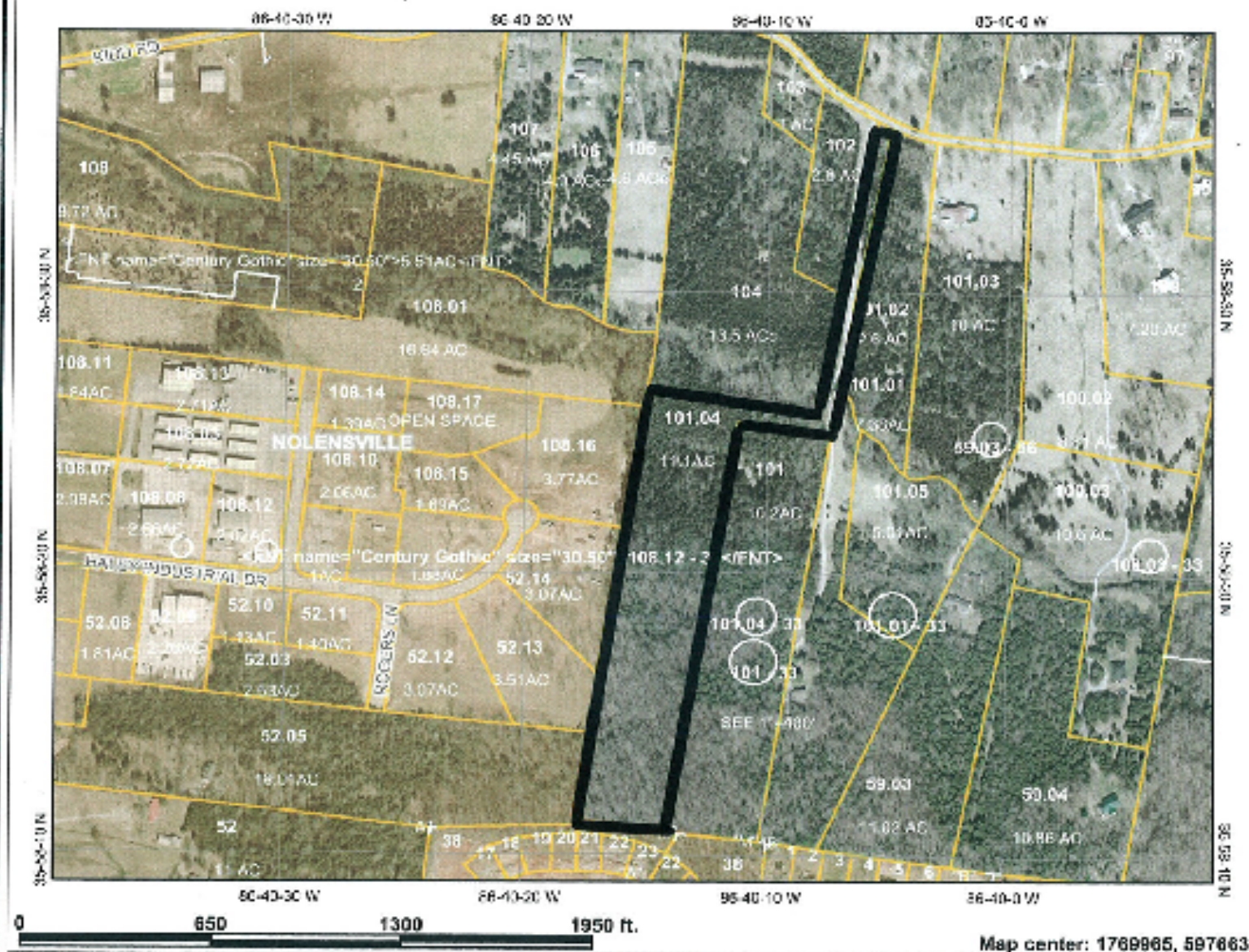
In all newly developed areas, all street lighting will be in compliance with the existing subdivision regulations and zoning ordinance of the Town of Nolensville. Street lights for all existing roads will be installed in a manner consistent with current service delivery in the town limits.

RESOLVED this ____ day of _____, 2009

Beth Lothers, Mayor

Cindy Lancaster, Town Recorder

Williamson County Government



Legend

Acreage
 Control Map
 Group Corner Text
 Parcel Numbers
 Miscellaneous
 Notes
 Subdivision Name
 Lines

- Parcels
- Conflicts
- Exemptions
- Easements
- Centerlines
- Railroads
- Communities
- ARRINGTON
- BETHESDA
- BURWOOD
- COLLEGE GROVE
- GRASSLAND
- GREENBRIAR
- KIRKLAND
- LEIPERS FORK
- PENTONVILLE
- TRUNE
- Corporate Limits
- BRENTWOOD
- FARVIEW
- FRANKLIN
- NOLENVILLE
- SPRING HILL
- THOMPSONS STATION



Scale: 1:6,500

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